076.0	0006	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	688,100 / 688,100
					USE VALUE:	688,100 / 688,100
					ASSESSED:	688,100 / 688,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	RAIA PAUL A/CELIA
Owner 2:	
Owner 3:	
Street 1:	44 COLUMBIA RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	RAIA PAUL A -
Owner 2:	-
Street 1:	44 COLUMBIA RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .162 Sq. Ft. of land mainly classified as One Family with a Split Level Building built about 1955, having primarily Vinyl Exterior and 2196 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7077.000	245,500		442,600	688,100
Total Card	0.162	245,500		442,600	688,100
Total Parcel	0.162	245,500		442,600	688,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.28 /Parcel: 313.28

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 48512

GIS Ref

GIS Ref

Insp Date 09/10/18

!6375!

PREVIOUS ASSESSMENT

Parcel ID 076.0-0006-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	245,500	0	7,077.	442,600	688,100		Year end	12/23/2021
2021	101	FV	236,200	0	7,077.	442,600	678,800		Year End Roll	12/10/2020
2020	101	FV	236,200	0	7,077.	442,600	678,800	678,800	Year End Roll	12/18/2019
2019	101	FV	239,400	0	7,077.	411,000	650,400	650,400	Year End Roll	1/3/2019
2018	101	FV	230,300	0	7,077.	411,000	641,300	641,300	Year End Roll	12/20/2017
2017	101	FV	230,300	0	7,077.	360,400	590,700	590,700	Year End Roll	1/3/2017
2016	101	FV	230,300	0	7,077.	328,800	559,100	559,100	Year End	1/4/2016
2015	101	FV	190,900	0	7,077.	290,900	481,800	481,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	03:48:30

LAST REV

Date	Time
02/16/21	14:29:21
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6375

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAIA PAUL A	36350-435		9/9/2002	Family	1	No	No		
	12645-45		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	48512
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2017	30	New Wind	22,381	C				
8/21/2014	1051	Re-Roof	9,450		8/22/2014			Strip and re-roof.
12/7/1998	846	Manual	8,000					VINYL SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
9/10/2018	Meas/Inspect	BS	Barbara S
3/30/2009	Meas/Inspect	163	PATRIOT
1/29/2000	Inspected	264	PATRIOT
11/8/1999	Mailer Sent		
10/13/1999	Measured	256	PATRIOT
7/27/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7077		Sq. Ft.	Site		0	70.	0.89	12									442,616						442,600	

Total AC/HA:	0.16247	Total SF/SM:	7077	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	442,616	Spl Credit		Total:	442,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	21 - Split Level		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	1.00439954
Adj $ / SQ:	135.594
Other Features:	81771
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	355860
Depreciation:	110317
Depreciated Total:	245543

COMMENTS

BMT NO HEATED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

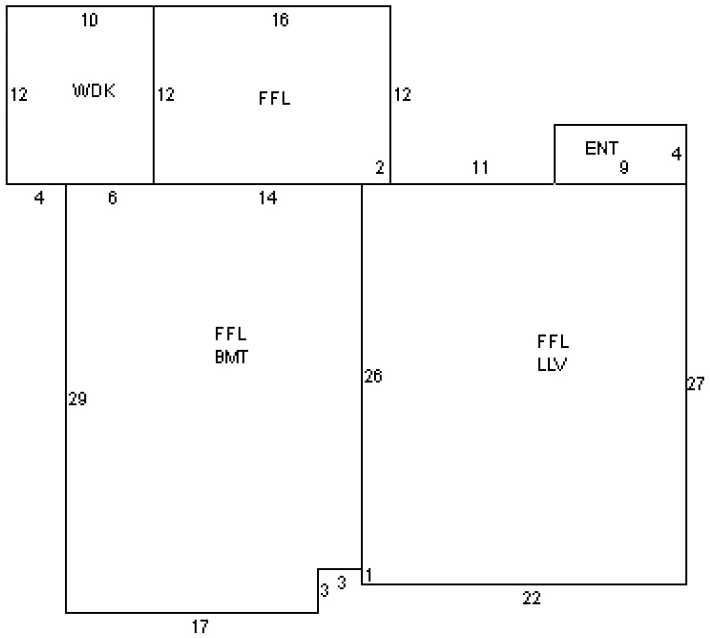
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	135.59
Special Features:	0	Val/Su Net:	91.67
Final Total:	245500	Val/Su SzAd	180.91

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,357	135.590	184,001
LLV	Lower Level	594	83.900	49,836
BMT	Basement	571	65.800	37,570
WDK	Deck	120	14.400	1,728
ENT	ENTRY	36	26.520	955

Net Sketched Area:	2,678	Total:	274,090
Size Ad	1357	Gross Area	2678	FinArea	2196
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	95	A	
LLV	100	FLA	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

076.0-0006-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc